

Record and Return To:

LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File #: NSR-070801141A

State of Mississippi
County of De Soto

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Bank of New York as Trustee for the Certificateholders, CWABS Inc. Asset Backed Certificates, Series 2006-7, , (hereinafter called "Grantor") does hereby sell, convey, specially warrant and deliver unto JUDY KEENE (hereinafter called "Grantee"), the following described property situated in De Soto County, Mississippi, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Commonly known as: 12090 Pleasant CV, Olive Branch, MS, 38654

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

This conveyance is also subject to zoning and/or other land use regulations promulgated be federal, state of local governments affecting the use of occupancy of the subject property.

Address of Grantee: 12090 Pleasant Cove
Olive Branch, MS 38654
Phone Number: 901-497-6216
901-497-6216
Address of Grantor: 7105 Corporate Dr.
Plano TX 75024
Phone Number: 472-5264138

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RE: 12090 Pleasant CV, Olive Branch, MS 38654
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(Continuation of Special Warranty Deed)

WITNESS THE SIGNATURE of the Grantor on this 31st day of August, 2007.

Seller(s):

Bank of New York as Trustee for the
Certificateholders, CWABS Inc. Asset
Backed Certificates, Series 2006-7 by
Countrywide Home Loans Servicing LP
as Attorney in FactBy: Toni GaryName: Toni Gary, Asst Secretary

Its: _____

State of TexasCounty of Collin

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid
Toni Gary who acknowledged to me that she/he is Asst Secretary of
Countrywide Home Loans, the attorney-in-fact for
Bank of New York and that in its capacity as attorney-in-fact for
Bank of New York she/he executed, signed and delivered the above and foregoing
instrument after having been authorized by Countrywide Home Loans and
Bank of New York to do so.

Given under my hand and seal this the 31st day of August, 2007.
Raquel Black
 Notary Public for the State of Texas
 My Commission Expires: _____

*** USE THIS PAGE WHEN GRANTOR IS REPRESENTED THROUGH POWER OF ATTORNEY ***

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Exhibit "A"

LOT 54, SECTION D, PLEASANT GROVE SUBDIVISION, SITUATED IN SECTION 30, TOWNSHIP 1, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 5, PAGE 25, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

INDEXING INSTRUCTIONS: LOT 54, SECTION D, PLEASANT GROVE SUBDIVISION, SITUATED IN SECTION 30, TOWNSHIP 1, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI

RE: 12090 Pleasant CV, Olive Branch, MS 38654

REO # _____